

Housing

BOL Meeting Minutes - Final



Committee Chair: Tyrae Woodson-Samuels

800 Michaelian Office Bldg.
148 Martine Avenue, 8th Floor
White Plains, NY 10601
www.westchesterlegislators.com

Monday, July 31, 2023

10:00 AM

Committee Room

CALL TO ORDER

Please note: Meetings of the Board of Legislators and its committees are held at the Michaelian Office Building, 148 Martine Avenue, White Plains, New York, 10601, and remotely via the WebEx video conferencing system. Legislators may participate in person or via Webex. Members of the public may attend meetings in person at any of its locations, or view it online on the Westchester County Legislature's website: <https://westchestercountyny.legistar.com/> This website also provides links to materials for all matters to be discussed at a given meeting. *With a quorum present, Chair Woodson-Samuels called the meeting to order at 11:36 AM.*

Others in Attendance: BOL: Colin Smith, James Nolan, Ben Boykin, Erika Pierce, Terry Clements

Present: Committee Chair Woodson-Samuels, Legislator Barr, Legislator Gashi, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

Absent: Legislator Imamura

MINUTES APPROVAL

I. ITEMS FOR DISCUSSION

1. [ACT-2023-146](#) **ACT-Accept Quitclaim Deed from Yonkers - 345 McLean Avenue, Yonkers**

AN ACT authorizing the County of Westchester to accept a quitclaim deed from the City of Yonkers for an approximately 0.93 acre site located at 345 McLean Avenue in the City of Yonkers, and to subsequently convey the property to Verus Development LLC and Yonkers Community Development Organization, Inc. in order to support the construction of 105 affordable rental units including one employee unit that will affirmatively further fair housing.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION AND HOUSING

Joint with B&A and PWT.

Guest: Department of Planning

Program Administrator for Development Leonard Gruenfeld

Mr. Gruenfeld said this property will be 100% affordable housing, and all 105 rental units will be available to eligible seniors age 62 and over earning between 30% and 60% of AMI. 31 of the units will be supportive housing for seniors who are formerly homeless and those with developmental disabilities. The County previously conveyed the property to Yonkers subject to

a reverter if Yonkers did not develop the site as a public park. Since Yonkers did not do that, the property has reverted to the County. In order to avoid any potential title issues, Yonkers will give the County a quitclaim deed transferring any rights it may have to the property, and the County will convey it to the developer.

Chair Woodson Samuels asked how we are dealing with the VFW Hall next door to the property, on which we may be encroaching. Mr. Gruenfeld said he is not aware of any encroachment. He will reach out to the developer to see if the surveys show that, and suggest they have a conversation with the VFW to work with them throughout the development process.

Legislator Barr asked why we are accepting a quitclaim deed. Mr. Gruenfeld said that Yonkers offered to do that, and he thinks that was the easiest legal documentation to use. He can ask the Law Department to follow up on that.

Legislator Pierce asked why this project is not LEED Silver. Mr. Gruenfeld said the building will meet Enterprise Green and Energy Star criteria. Legislator Pierce asked what the differences are between those and LEED Silver, and why the decision was to not go for LEED Silver or beyond. Mr. Gruenfeld said he will check with the developer and get back to her.

Legislator Pierce also asked if there will be a cooling system, and what the heating and cooling systems will be. Mr. Gruenfeld said he will ask the developer and get back to her.

On motion of Committee Vice-Chair Williams Johnson, seconded by Legislator Gashi, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Committee Chair Woodson-Samuels, Legislator Gashi, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

Absent: Legislator Imamura

WO Prejudice: Legislator Barr

2. [ACT-2023-147](#) **BOND ACT-BPL1A-345 McLean Avenue, Yonkers**

A BOND ACT authorizing the issuance of FIVE MILLION, FIVE HUNDRED FIFTY-FIVE THOUSAND (\$5,555,000) DOLLARS in bonds of Westchester County to finance Capital Project BPL1A - Housing Implementation Fund.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION AND HOUSING

Joint with B&A and PWT.

Guest: Department of Planning

Program Administrator for Development Leonard Gruenfeld

Please refer to item #1.

On motion of Committee Vice-Chair Williams Johnson, seconded by Legislator Gashi, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Committee Chair Woodson-Samuels, Legislator Gashi, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

Absent: Legislator Imamura

WO Prejudice: Legislator Barr

3. [ACT-2023-148](#) **ACT-IMDA-Yonkers & the Developer-345 McLean Avenue, Yonkers**

AN ACT authorizing the County of Westchester to enter into an inter-municipal developer agreement with the City of Yonkers and Verus Development LLC and Yonkers Community Development Organization, Inc., its successors or assigns, to fund certain infrastructure improvements as well as authorizing the County to grant and accept any property rights necessary in furtherance thereof, all for the purpose of constructing 105 affordable rental units for seniors including one employee unit at 345 McLean Avenue in the City of Yonkers, that will affirmatively further fair housing and remain affordable for a period of not less than 50 years.

SUBMITTED BY: COMMITTEES ON BUDGET & APPROPRIATIONS AND PUBLIC WORKS & TRANSPORTATION AND HOUSING

Joint with B&A and PWT.

Guest: Department of Planning

Program Administrator for Development Leonard Gruenfeld

Please refer to item #1.

On motion of Committee Vice-Chair Williams Johnson, seconded by Legislator Gashi, the above item was signed by committee and referred to Board of Legislators. The motion carried by the following vote:

Aye: Committee Chair Woodson-Samuels, Legislator Gashi, Legislator Maher, Legislator Parker and Committee Vice-Chair Williams Johnson

Absent: Legislator Imamura

WO Prejudice: Legislator Barr

II. OTHER BUSINESS

III. RECEIVE & FILE

ADJOURNMENT

Moved by Legislator Maher, seconded by Committee Vice-Chair Williams Johnson, the Committee adjourned at 11:54 AM.